

LAND-2021-00269, Evans Creek Code Amendments
Planning Commission Issues Matrix

Issue/Commissioner	Discussion Notes	Issue Status
1. Property Owner Coordination (Commissioners Varadharajan and Captain)	<p><u>PC Comments</u> Has there been any coordination with affected property owners? Will they be involved?</p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u> There have been meetings with affected property owners over the past several years. These meetings have been led by the City's Environmental and Utility Services Division of Public Works and will continue through project construction. Coordination is also occurring with property owners regarding access needs, easements, and the future filling of the existing stream channel.</p> <p>All affected landowners of properties proposed for the map changes have signed authorizations to file the Evans Creek Code Amendments. Separate discussions have occurred with Washington Department of Transportation (WSDOT).</p>	Opened 1/12/2022 Closed
2. Flooding (Commissioner Varadharajan)	<p><u>PC Comments</u> Has there been an analysis of flooding in this area?</p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u> The City is performing floodplain analysis and modeling as part of the Capital Improvement Project (CIP) for relocating Evans Creek. One of the key</p>	Opened 1/12/2022 Closed

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	elements of the CIP is floodplain connectivity. The City is also aware of beaver activity and the potential effects it has on the floodplain.	
3. Capital Project Cost (Commissioner Captain)	<p><u>PC Comments</u> Is there an overall capital project cost?</p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u> Total capital project cost is estimated at \$18 million. The majority of the project is funded by the stormwater utility along with grants from other agencies (flood district, cooperative watershed group).</p>	Opened 1/12/2022 Closed
4. CIP Construction (Commissioner Captain)	<p><u>PC Comments</u> How long will it take to construct the capital project?</p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u> Project construction is anticipated to begin in 2023 and finish in 2024.</p>	Opened 1/12/2022 Closed
5. Relationship to Bear Creek Work along Avondale Road (Commissioner Nichols)	<p><u>PC Comments</u> How does the CIP relate to the work on Bear Creek along Avondale Road?</p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u> The Keller Farm Wetland Mitigation Bank, WSDOT's wetland mitigation for the SR 520 floating bridge, and the City's improvements on Bear Creek have been reviewed and approved in anticipation of the Evans Creek Relocation Capital</p>	Opened 1/12/2022 Closed

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	Project. These projects collectively form a jewel for habitat in this area of the City along the Urban Growth Boundary.	
6. Coordination with King County (Commissioner Nichols)	<p><u>PC Comments</u> Has there been coordination with King County?</p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u> City staff has been coordinating with King County on both the code amendments and capital improvement project permitting. The City had a PreApplication Meeting with King County in February 2021.</p>	Opened 1/12/2022 Closed
7. Property Ownership in King County (Commissioner Nichols)	<p><u>PC Comments</u> Who owns the property in King County where Evans Creek will be located?</p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u> Union Shares is the property owner. The City has easements over this property for the proposed creek location.</p>	Opened 1/12/2022 Closed
8.	<p><u>PC Comments</u></p> <p><u>Public Comments</u></p> <p><u>Staff Comments</u></p>	Opened Closed
9.	<u>PC Comments</u>	Opened

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	<u>Public Comments</u> <u>Staff Comments</u>	Closed
10.	<u>PC Comments</u> <u>Public Comments</u> <u>Staff Comments</u>	Opened Closed

1/26/2022